

ENGINEERING REVIEWER:

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DATE:

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Proposed Atwell Suites Hotel: Huston

REVIEW COMMENTS

MSA has reviewed the Plans submitted for the PIP application on June 5, 2020 for the proposed Atwell Suites Hotel between CTH TT and Interstate 94 in the northwest quadrant of the intersection of CTH N and Interstate 94.

INCLUDED

1. Site Construction Plans
2. Various building elevations
3. Existing Plat of Survey
4. Lighting Plan
5. Landscape Plan
6. Stormwater Summary and Infiltration Calculations
7. Turning movements maneuvering the overall site

MSA will work with the developer on site specific reviews to address the comments and specifics on the drainage and site civil for the project following the PIP approval.

Precise Implementation Plan Comments:

1. Show proposed lot lines for the site to verify and shared amenities or setback concerns.
2. It is assumed a CSM or plat will be prepared for the area to include the hotel and include the proposed stormwater either within the lot or in separate outlots or easements. Verify if any easements be necessary for a shared use of the underground stormwater facility.
3. Grading will be required on the parcel to the west of the property lines. Owner to secure an easement and/or permitting as necessary.

PROJECT REVIEW

4. Additional erosion control may be necessary depending on the timing of the hotel project with the overall property grading and restoration.
5. Parking (at grade and underground combined) appears to meet the one parking stall per room plus the anticipated largest shift of employees.
6. Verify trash enclosure can be accessed with gates when swung open and verify trucks turning around for exiting.
7. Lighting plan should be shown with proposed lot lines in order to verify trespass.
8. Section 325-78 D. (2) states the exterior lighting conditions should not exceed 0.50 footcandles at the property line. The current plan exceeds this requirement near the southwest corner of the property based on current property lines.
9. Section 325-78 D. (5) states the areas designated for traffic circulation should have a minimum of 0.4 footcandles. The south end of the turnaround is deficient in the required lighting.
10. Stormwater appears to be planned as underground storage within the site. Soil borings should be included to support the infiltration analysis.
11. A stormwater plan with pipe sizing should be included along with any outfall details.
12. Calculations to show the rate control and water quality treatment calculations should be provided.
13. Verify the site works within the DOT setbacks. Trans 233 discusses no buildings or improvements within the setbacks for the highway.